



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, FEBRUARY 6, 2019

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*

David Cavenee
Greg Froehlich
Brian Johns

Les Smith
Philip Alibrandi, *Alternate*
James Torgeson, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00-6:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	1. Z19-01 HERITAGE DISTRICT DESIGN GUIDELINES: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, by amending Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.4 Heritage Village Center Zoning District, Division, 3 Overlay Zoning District, Article 3.4 Heritage District Overlay Zoning District, and Division 6 Use Definitions; amending Chapter II, Design Standards and Design Guidelines, Article 1.8 Heritage District Design Guidelines; and amending the Glossary of Terms related to development standards within the Heritage Village Center Zoning District. T Amy Temes (480) 503-6729 / Amanda Elliot (480) 503-6886.
	2. DR18-208 COOPER & GUADALUPE RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.07 acres, generally located at the northeast corner of Cooper and Guadalupe Roads, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay. UP18-40 COOPER & GUADALUPE RETAIL: Request to approve a Conditional Use Permit for approx. 1.07 acres located at the northeast corner of Cooper and Guadalupe Roads to allow an Eating and Drinking Establishment (Restaurants, Limited Service) in the Neighborhood Commercial (NC) zoning district. Sydney Bethel (480) 503-6721.
	3. GP18-17 KB HOMES ELLIOT AND MCQUEEN: Request for Minor General Plan Amendment to change the land use classification of approx. 13.62 acres generally located at the northwest corner of Elliot and McQueen Roads from Community Commercial to Residential > 3.5-5 DU/acre. Z18-32 KB HOMES ELLIOT AND MCQUEEN: Request to amend Ordinance No. 507 pertaining to the Provident Properties Planned Area Development overlay zoning district (PAD) by removing from the Provident Properties PAD approximately 13.62 acres consisting of 13.62 acres of Community Commercial (CC) zoning district with a PAD, generally located at the northwest corner of Elliot and McQueen Roads; approving the Development Plan for the Elliot and McQueen PAD; and changing the zoning classification of said real property from 13.62 acres of Community Commercial (CC) zoning districts with a PAD to 13.62 acres of Single Family – Attached (SF-A) with a PAD. Ashlee MacDonald 480-503-6748.
	4. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	5. APPROVAL OF AGENDA
	COMMUNICATIONS
	6. Communications from Citizens At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.
	7. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT) All items listed below are considered public hearing consent calendar items. The Commission/Board may, by a single motion, approve any number of public hearing items where, after opening the public hearing, no person requests the item be removed from the public hearing consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.
	8. DR18-156 PLATINUM PAINT & BODY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 7.76 acres, generally located at the NWC Power and Pecos Roads, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589. Continue to March 6, 2019
	9. DR18-191 RESIDENCES AT SANTAN VILLAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 15.77 acres, generally located south and west of the southwest corner of Santan Village Parkway and Ray Road, and zoned Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	10. DR18-206 VERDE AT COOLEY STATION: Master site plan, Phase 1 site plan, landscaping, grading and drainage, elevations, lighting, and colors and materials for approximately 15.99 acres, generally located on the southwest corner of Recker and Williams Field Roads, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	11. DR18-186 VAL VISTA & QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>12. DR18-192 VAL VISTA & QUEEN CREEK, LOT 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p>
	<p>13. GP18-15 CADIZ: Request for Minor General Plan Amendment to change the land use classification of approx. 9.99 acres generally located south of the southeast corner of Greenfield and Germann Roads from Residential >0-1 DU/Acre to Residential > 3.5-5 DU/Acre. Josh Rogers (480)503-6589. Continue to March 6, 2019</p>
	<p>14. Z18-29 CADIZ: Request to rezone approximately 9.99 acres of real property generally located south of the southeast corner of Greenfield and Germann Roads from Single Family-43 (SF-43) zoning district to Single Family Detached (SF-D) zoning district with a Planned Area Development overlay zoning district (PAD) to modify minimum lot area, minimum building setbacks, maximum lot coverage, patio depth, and wall height. Josh Rogers (480)503-6589. Continue to March 6, 2019</p>
	<p>15. S18-18 ASPIRE HERITAGE DISTRICT: Preliminary Plat for Aspire Heritage District, for 32 residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district. Sydney Bethel (480) 503-6721.</p>
	<p>16. S18-20 ENCLAVE AT MADERA PARC: Request to approve Preliminary Plat Porchlight Homes, for 52 home lots (Lots 1-52) on approx. 10.45 acres generally located south of Madera Parc Drive and east of Cooper Road in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Ashlee MacDonald (480) 503-6748.</p>
	<p>ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
	<p>17. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of January 9, 2019.</p>
	<p>COMMUNICATIONS</p>
	<p>18. Report from Chairman and Members of the Commission on current events.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	19. Report from Planning Services Manager on current events.
	ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, March 6, 2019, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.